

**Consultation Response from KC,  
Policy**

**2023/93500 The Wickham Arms Hotel, 15, St Peg Lane, Cleckheaton, BD19 3SA**

**Alterations to convert public house to dental practice, restaurant and hotel**

**Date Responded: 10/01/24**

**Responding Officer: JB**

**Responding Ref:**

This application relates to a conversion and alterations of 'The Wickham Arms Hotel' to create a dental practice, with restaurant and hotel at 15, St Peg Lane, Cleckheaton. The existing use includes a public house, restaurant and hotel accommodation.

The Local Plan Strategy and Policies should be fully considered; however, the following response relates to specific Local Plan policies which are of relevance to the proposal, other policies that are not mentioned here may also apply.

**LP13 – Town Centre Uses**

The site is located within Cleckheaton town centre and the proposal for a dental practice, restaurant and hotel is considered a main town centre use and as such the proposal complies with Policy LP13.

**LP48 – Community Facilities**

As public houses are considered to be community facilities and the proposed change of use would result in the loss of the pub, this application will have to be assessed against Policy LP48 in the Kirklees Local Plan.

Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:

- a. there is no longer a need for the facility and all options including the scope for alternative community uses have been considered; or
- b. its current use is no longer viable; or
- c. there is adequate alternative provision in the locality to serve the local community which is in an equally accessible location; or
- d. an alternative facility of equivalent or better standard will be provided, either on-site or equally accessible; and
- e. any assets listed on a Community Asset Register have satisfied the requirements under the relevant legislation.

In their submission, the applicant has sought to justify the loss of the public house stating that due to the over proliferation of drinking establishments in Cleckheaton the current business does not achieve adequate business to sustain the public house. In this regard it is considered that there are currently 10 public houses/drinking establishments within 320m (walking distance) of the application site – listed below:-

- The Marsh
- George's Bistro & Bar
- The Rose & Crown
- The Malt Shovel
- Spen Tap
- The Obediah Brooke
- The Chain Bar
- Station Tavern
- The Old House at Home Cleckheaton

- The Commercial

It is therefore considered that the proposal can adequately demonstrate alternate accessible provision to serve the local community and the proposal would therefore comply with criteria c and as such comply with LP48.

### **Conclusion**

The proposal is for a conversion of a public house to a dental surgery with existing restaurant and hotel accommodation. The application site is in a town centre location and proposes main town centre uses and as such is acceptable in accordance with LP13. Given the proliferation of existing drinking establishments to serve the local community, the proposal complies with LP48.